

FOR SALE

20,800 +/- SQUARE FEET

**2402 SEAMAN AVENUE, SOUTH EL MONTE
MULTI-UNIT COMPLEX WITH 3 UNITS
CLOSE TO 10/605/60 FREEWAY
OWNER USER/INVESTMENT**

SALE PRICE: \$ 5,600,000.00 Price/Sq. Ft. \$ 270.00 Terms **Cash, Cash to New Loan**

Possession

BUILDING & LAND DATA

Bldg. 20,800 Dimension Irr. x Irr.
Land 35,700 Dimension Irr. x Irr.
Construction Concrete Block and Frame & Stucco
Sprinklers No
Height Clearance 12' -14' +/-
Skylights Yes
Parking 27 Spaces Year Built 1956
Zone M Key Call Broker

PLANT DATA 120/240 3 4 Wire
Power 400 A 120/240 v 1 ø 3 Wire
Truck High Doors One Dock - Well 1
Ground Level Doors 5 -- 12'x11'
Restrooms: Men Yes Women Yes
OFFICE DATA
Office Verify Number
A/C Yes Heat Yes
Restrooms: Men Yes Women Yes

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EXCLUSIVE LISTING

**GALE JENKINS
INDUSTRIAL PROPERTIES, INC.**

(626) 443-5136

1990 SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733

DRE License Number: 00658961